

HOUSING NOW

Winnipeg CMA



Canada Mortgage and Housing Corporation

Date Released: September 2009

New Home Market

August starts up on multi-family strength

Housing starts in the Winnipeg Census Metropolitan Area (CMA) totaled 312 units in August, a gain of 30 per cent from August 2008. Over the first eight months of the year, total housing starts have reached 1,288 units compared to 1,991 for the same period in 2008.

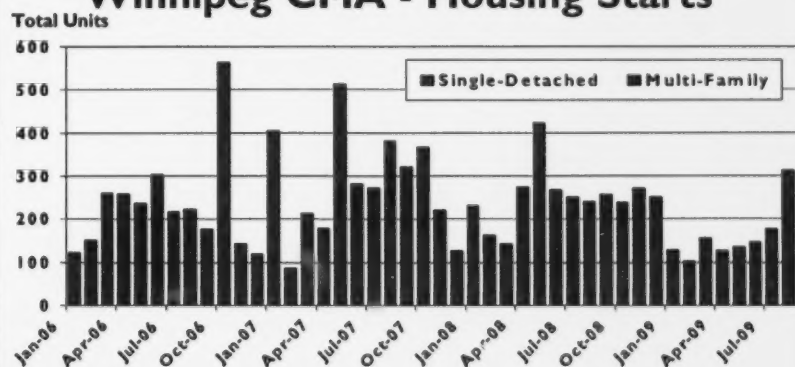
The single-detached sector saw construction begin on 126 dwellings in August. That number was down from 195 units in August 2008 and below the 10-year average of 160 homes. Production in August was more in line with the trend that has developed through the first eight months of this year when the average year-over-year decline has been 28 per cent. The strong July performance was not repeated in August and single-detached construction is projected to be down about

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Figure 1

Winnipeg CMA - Housing Starts

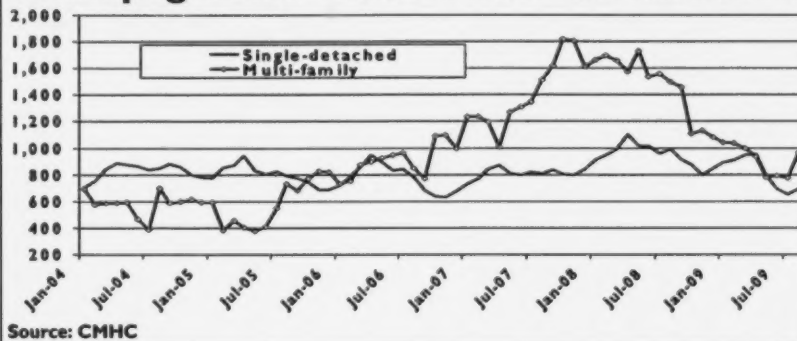


Source: CMHC

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Figure 2

Winnipeg CMA -Units Under Construction

25 per cent by year-end. While new home sales in the fourth quarter of 2009 should surpass those over the same period in 2008, they will not be sufficient to impact starts over the balance of 2009.

The average absorbed price of a new single-detached home in the CMA was \$360,488 in August, bringing the year-to-date average to \$363,629. That represents an increase of 4.1 per cent over 2008 and in line with CMHC's forecast.

Meanwhile, multiple dwelling starts, which include semi-detached, row, and apartment units, provided all of the gain in new construction in August with 186 units started. That brought the year-to-date total to 349, a decline of 50 per cent from the 694 that were started in the first eight months of 2008. That decline, however, is an improvement from the 75 per cent decline that had been recorded through the first seven months of the year. Rental apartment construction has helped narrow the gap, and the fact that 173 of these units are slated for rental tenure is encouraging for renters.

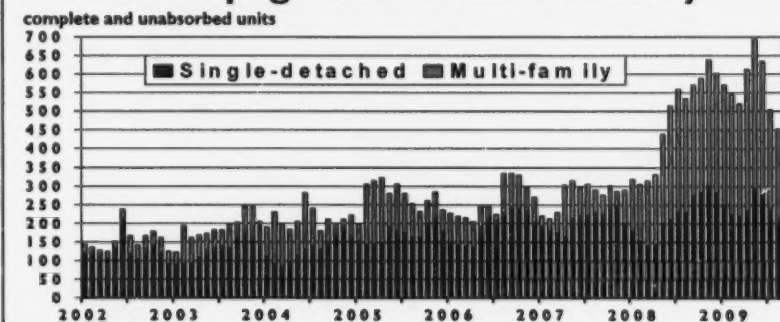
The jump in multi-family construction reversed a decline in the number of units under construction that had gone from 1,816 units in October 2007 to 776 in July 2009. The 962 multi-family units under construction at the end of August were the highest in five months, when 998 units were under construction in March 2009.

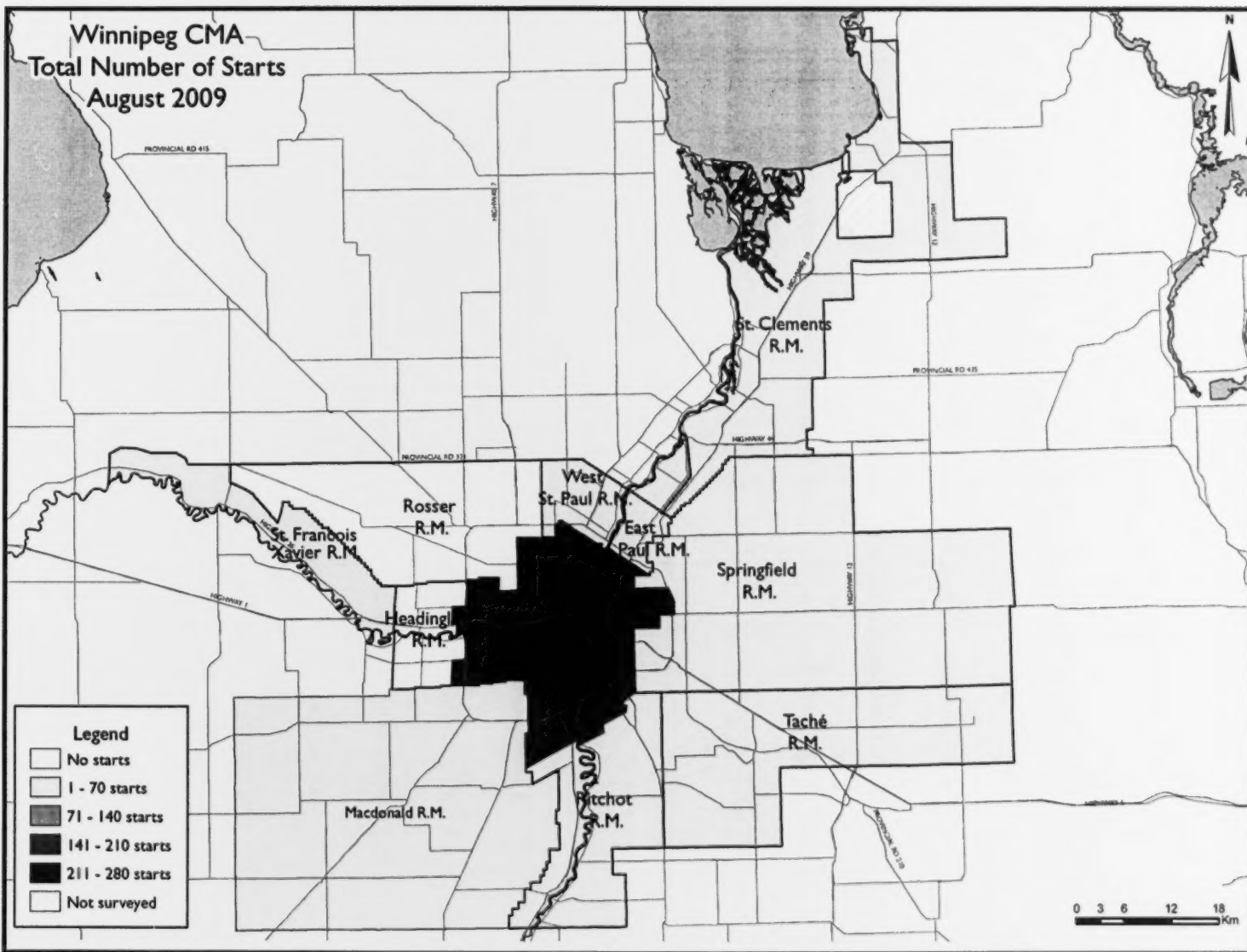
The count of complete and unabsorbed units continued to fall in August, reaching 453 units of all types, the lowest since May 2008. While that number remains above the ten-year average of 285 units, it is

down substantially from its most recent high of 694 units in May 2009. The decline appeared in both single-detached and multi-family segments of the market.

The Rural Municipalities (RM) of St. Clements and Springfield recorded single-detached construction of eight and seven starts, respectively. In August 2009, single-detached starts in all RM's surrounding Winnipeg represented 25 per cent of single starts in the CMA compared to 32 per cent in August 2008.

Figure 3

Winnipeg New Home Inventory



HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2009	126	4	0	0	0	9	0	173	312
August 2008	192	2	0	3	2	41	0	0	240
% Change	-34.4	100.0	n/a	-100.0	-100.0	-78.0	n/a	n/a	30.0
Year-to-date 2009	926	16	0	13	69	27	4	233	1,288
Year-to-date 2008	1,285	14	0	12	34	393	0	229	1,991
% Change	-27.9	14.3	n/a	8.3	102.9	-93.1	n/a	1.7	-35.3
UNDER CONSTRUCTION									
August 2009	682	16	0	9	72	547	0	327	1,653
August 2008	984	12	0	7	36	865	0	559	2,487
% Change	-30.7	33.3	n/a	28.6	100.0	-36.8	n/a	-41.5	-33.5
COMPLETIONS									
August 2009	90	0	0	1	0	0	0	0	91
August 2008	159	0	0	3	5	41	0	62	270
% Change	-43.4	n/a	n/a	-66.7	-100.0	-100.0	n/a	-100.0	-66.3
Year-to-date 2009	1,083	14	0	13	84	172	4	167	1,561
Year-to-date 2008	1,123	10	0	28	41	156	0	606	1,964
% Change	-3.6	40.0	n/a	-53.8	104.9	10.3	n/a	-72.4	-20.5
COMPLETED & NOT ABSORBED									
August 2009	202	5	4	11	19	94	0	118	453
August 2008	221	3	0	9	2	78	0	222	535
% Change	-8.6	66.7	n/a	22.2	**	20.5	n/a	-46.8	-15.3
ABSORBED									
August 2009	115	1	0	3	0	0	0	24	143
August 2008	159	1	0	2	5	56	0	70	293
% Change	-27.7	0.0	n/a	50.0	-100.0	-100.0	n/a	-65.7	-51.2
Year-to-date 2009	1,147	9	0	15	77	208	0	223	1,703
Year-to-date 2008	1,096	14	0	23	47	153	0	389	1,722
% Change	4.7	-35.7	n/a	-34.8	63.8	35.9	n/a	-42.7	-1.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Winnipeg City									
August 2009	94	4	0	0	0	9	0	173	280
August 2008	133	2	0	0	2	41	0	0	178
East St. Paul R.M.									
August 2009	2	0	0	0	0	0	0	0	2
August 2008	5	0	0	0	0	0	0	0	5
Headingley R.M.									
August 2009	9	0	0	3	0	0	0	0	12
August 2008	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
August 2009	4	0	0	0	0	0	0	0	4
August 2008	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
August 2009	1	0	0	0	0	0	0	0	1
August 2008	6	0	0	0	0	0	0	0	6
Rosser R.M.									
August 2009	0	0	0	0	0	0	0	0	0
August 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2009	8	0	0	0	0	0	0	0	8
August 2008	15	0	0	0	0	0	0	0	15
St. Francois Xavier R.M.									
August 2009	2	0	0	0	0	0	0	0	2
August 2008	0	0	0	0	0	0	0	0	0
Springfield R.M.									
August 2009	7	0	0	0	0	0	0	0	7
August 2008	14	0	0	0	0	0	0	0	14
Tache R.M.									
August 2009	3	0	0	0	0	0	0	0	3
August 2008	1	0	0	0	0	0	0	0	1
West St. Paul R.M.									
August 2009	5	0	0	0	0	0	0	0	5
August 2008	7	0	0	0	0	0	0	0	7
Winnipeg CMA									
August 2009	126	4	0	0	0	9	0	173	312
August 2008	192	2	0	3	2	41	0	0	240

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August 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Winnipeg City									
August 2009	500	16	0	2	72	547	0	327	1,464
August 2008	702	10	0	0	36	835	0	559	2,166
East St. Paul R.M.									
August 2009	11	0	0	0	0	0	0	0	11
August 2008	28	0	0	0	0	0	0	0	28
Headingley R.M.									
August 2009	11	0	0	0	0	0	0	0	11
August 2008	25	0	0	6	0	0	0	0	31
MacDonald R.M.									
August 2009	11	0	0	0	0	0	0	0	11
August 2008	25	0	0	0	0	0	0	0	25
Ritchot R.M.									
August 2009	7	0	0	0	0	0	0	0	7
August 2008	28	2	0	0	0	0	0	0	30
Rosser R.M.									
August 2009	2	0	0	0	0	0	0	0	2
August 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2009	43	0	0	0	0	0	0	0	43
August 2008	45	0	0	0	0	30	0	0	75
St. Francis Xavier R.M.									
August 2009	7	0	0	0	0	0	0	0	7
August 2008	6	0	0	0	0	0	0	0	6
Springfield R.M.									
August 2009	41	0	0	7	0	0	0	0	48
August 2008	57	0	0	1	0	0	0	0	58
Tache R.M.									
August 2009	28	0	0	0	0	0	0	0	28
August 2008	30	0	0	0	0	0	0	0	30
West St. Paul R.M.									
August 2009	23	0	0	0	0	0	0	0	23
August 2008	36	0	0	0	0	0	0	0	36
Winnipeg CMA									
August 2009	682	16	0	9	72	547	0	327	1,653
August 2008	984	12	0	7	36	865	0	559	2,487

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August 2009

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Winnipeg City									
August 2009	52	0	0	1	0	0	0	0	53
August 2008	117	0	0	0	5	41	0	62	225
East St. Paul R.M.									
August 2009	1	0	0	0	0	0	0	0	1
August 2008	8	0	0	1	0	0	0	0	9
Headingley R.M.									
August 2009	2	0	0	0	0	0	0	0	2
August 2008	1	0	0	2	0	0	0	0	3
Macdonald R.M.									
August 2009	4	0	0	0	0	0	0	0	4
August 2008	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
August 2009	3	0	0	0	0	0	0	0	3
August 2008	3	0	0	0	0	0	0	0	3
Rosser R.M.									
August 2009	0	0	0	0	0	0	0	0	0
August 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2009	6	0	0	0	0	0	0	0	6
August 2008	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
August 2009	0	0	0	0	0	0	0	0	0
August 2008	0	0	0	0	0	0	0	0	0
Springfield R.M.									
August 2009	6	0	0	0	0	0	0	0	6
August 2008	10	0	0	0	0	0	0	0	10
Tache R.M.									
August 2009	11	0	0	0	0	0	0	0	11
August 2008	5	0	0	0	0	0	0	0	5
West St. Paul R.M.									
August 2009	5	0	0	0	0	0	0	0	5
August 2008	8	0	0	0	0	0	0	0	8
Winnipeg CMA									
August 2009	90	0	0	1	0	0	0	0	91
August 2008	159	0	0	3	5	41	0	62	270

Table 1.1: Housing Activity Summary by Submarket
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Winnipeg City									
August 2009	172	5	0	1	18	88	0	118	402
August 2008	185	3	0	0	1	78	0	222	489
East St. Paul R.M.									
August 2009	4	0	0	5	0	0	0	0	9
August 2008	9	0	0	8	0	0	0	0	17
Headingley R.M.									
August 2009	4	0	0	1	0	0	0	0	5
August 2008	3	0	0	1	0	0	0	0	4
MacDonald R.M.									
August 2009	7	0	0	0	0	0	0	0	7
August 2008	7	0	0	0	0	0	0	0	7
Ritchot R.M.									
August 2009	3	0	0	0	0	0	0	0	3
August 2008	1	0	0	0	0	0	0	0	1
Rosser R.M.									
August 2009	0	0	0	0	0	0	0	0	0
August 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2009	1	0	0	0	0	6	0	0	7
August 2008	0	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.									
August 2009	0	0	0	0	0	0	0	0	0
August 2008	0	0	0	0	0	0	0	0	0
Springfield R.M.									
August 2009	7	0	0	4	0	0	0	0	11
August 2008	8	0	0	0	0	0	0	0	8
Tache R.M.									
August 2009	4	0	4	0	1	0	0	0	9
August 2008	3	0	0	0	1	0	0	0	4
West St. Paul R.M.									
August 2009	0	0	0	0	0	0	0	0	0
August 2008	5	0	0	0	0	0	0	0	5
Winnipeg CMA									
August 2009	202	5	4	11	19	94	0	118	453
August 2008	221	3	0	9	2	78	0	222	535

Table 1.1: Housing Activity Summary by Submarket
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Winnipeg City									
August 2009	71	1	0	0	0	0	0	24	96
August 2008	120	1	0	0	5	56	0	70	252
East St. Paul R.M.									
August 2009	3	0	0	0	0	0	0	0	3
August 2008	6	0	0	0	0	0	0	0	6
Headingley R.M.									
August 2009	1	0	0	3	0	0	0	0	4
August 2008	0	0	0	2	0	0	0	0	2
MacDonald R.M.									
August 2009	2	0	0	0	0	0	0	0	2
August 2008	2	0	0	0	0	0	0	0	2
Ritcho R.M.									
August 2009	5	0	0	0	0	0	0	0	5
August 2008	3	0	0	0	0	0	0	0	3
Rosser R.M.									
August 2009	0	0	0	0	0	0	0	0	0
August 2008	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
August 2009	6	0	0	0	0	0	0	0	6
August 2008	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
August 2009	0	0	0	0	0	0	0	0	0
August 2008	0	0	0	0	0	0	0	0	0
Springfield R.M.									
August 2009	11	0	0	0	0	0	0	0	11
August 2008	10	0	0	0	0	0	0	0	10
Tache R.M.									
August 2009	10	0	0	0	0	0	0	0	10
August 2008	8	0	0	0	0	0	0	0	8
West St. Paul R.M.									
August 2009	6	0	0	0	0	0	0	0	6
August 2008	5	0	0	0	0	0	0	0	5
Winnipeg CMA									
August 2009	115	1	0	3	0	0	0	24	143
August 2008	159	1	0	2	5	56	0	70	293

Table 2: Starts by Submarket and by Dwelling Type
August 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	% Change
Winnipeg City	94	133	4	4	0	0	182	41	280	178	57.3
East St. Paul R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
Headingley R.M.	0	12	0	0	0	0	0	0	0	12	-100.0
MacDonald R.M.	4	2	0	0	0	0	0	0	4	2	100.0
Ritchot R.M.	1	6	0	0	0	0	0	0	1	6	-83.3
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	8	15	0	0	0	0	0	0	8	15	-46.7
St. Francois Xavier R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Springfield R.M.	7	14	0	0	0	0	0	0	7	14	-50.0
Tache R.M.	3	1	0	0	0	0	0	0	3	1	200.0
West St. Paul R.M.	5	7	0	0	0	0	0	0	5	7	-28.6
Winnipeg CMA	126	195	4	4	0	0	182	41	312	240	30.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Winnipeg City	727	975	26	14	59	32	260	646	1,072	1,667	-35.7
East St. Paul R.M.	14	39	0	0	0	0	0	0	14	39	-64.1
Headingley R.M.	12	37	0	0	0	0	0	0	12	37	-67.6
MacDonald R.M.	21	38	0	0	0	0	0	0	21	38	-44.7
Ritchot R.M.	8	23	0	2	0	0	0	0	8	25	-68.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	38	40	0	0	0	0	0	0	38	40	-5.0
St. Francois Xavier R.M.	6	1	0	0	0	0	0	0	6	1	**
Springfield R.M.	52	75	0	0	0	0	0	0	52	75	-30.7
Tache R.M.	42	37	0	0	4	0	0	0	46	37	24.3
West St. Paul R.M.	19	32	0	0	0	0	0	0	19	32	-40.6
Winnipeg CMA	939	1,297	26	16	63	32	260	646	1,288	1,991	-35.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Winnipeg City	0	0	0	0	9	41	173	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	0	0	0	9	41	173	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Winnipeg City	59	32	0	0	27	393	233	229
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	4	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	59	32	4	0	27	393	233	229

Table 2.4: Starts by Submarket and by Intended Market
August 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Winnipeg City	98	135	9	43	173	0	280	178
East St. Paul R.M.	2	5	0	0	0	0	2	5
Headingley R.M.	0	9	0	3	0	0	0	12
MacDonald R.M.	4	2	0	0	0	0	4	2
Ritchot R.M.	1	6	0	0	0	0	1	6
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	8	15	0	0	0	0	8	15
St. Francois Xavier R.M.	2	0	0	0	0	0	2	0
Springfield R.M.	7	14	0	0	0	0	7	14
Tache R.M.	3	1	0	0	0	0	3	1
West St. Paul R.M.	5	7	0	0	0	0	5	7
Winnipeg CMA	130	194	9	46	173	0	312	240

Table 2.5: Starts by Submarket and by Intended Market
January - August 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Winnipeg City	741	987	98	427	233	229	1,072	1,667
East St. Paul R.M.	14	35	0	4	0	0	14	39
Headingley R.M.	11	30	1	7	0	0	12	37
MacDonald R.M.	20	38	1	0	0	0	21	38
Ritchot R.M.	8	25	0	0	0	0	8	25
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	38	40	0	0	0	0	38	40
St. Francois Xavier R.M.	6	1	0	0	0	0	6	1
Springfield R.M.	43	74	9	1	0	0	52	75
Tache R.M.	42	37	0	0	4	0	46	37
West St. Paul R.M.	19	32	0	0	0	0	19	32
Winnipeg CMA	942	1,299	109	439	237	229	1,288	1,991

Table 3: Completions by Submarket and by Dwelling Type
August 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	% Change
Winnipeg City	53	117	0	0	0	5	0	103	53	225	-76.4
East St. Paul R.M.	1	9	0	0	0	0	0	0	1	9	-88.9
Headingley R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
MacDonald R.M.	4	3	0	0	0	0	0	0	4	3	33.3
Ritchot R.M.	3	3	0	0	0	0	0	0	3	3	0.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	6	4	0	0	0	0	0	0	6	4	50.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	6	10	0	0	0	0	0	0	6	10	-40.0
Tache R.M.	11	5	0	0	0	0	0	0	11	5	120.0
West St. Paul R.M.	5	8	0	0	0	0	0	0	5	8	-37.5
Winnipeg CMA	91	162	0	0	0	5	0	103	91	270	-66.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Winnipeg City	806	836	16	8	80	41	333	762	1,235	1,647	-25.0
East St. Paul R.M.	21	38	0	0	0	0	0	0	21	38	-44.7
Headingley R.M.	29	37	0	0	0	0	0	0	29	37	-21.6
MacDonald R.M.	24	36	0	0	0	0	0	0	24	36	-33.3
Ritchot R.M.	23	15	0	0	0	0	0	0	23	15	53.3
Rosser R.M.	2	1	0	0	0	0	0	0	2	1	100.0
St. Clements R.M.	40	42	0	0	0	0	30	0	70	42	66.7
St. Francois Xavier R.M.	4	1	0	0	0	0	0	0	4	1	300.0
Springfield R.M.	70	68	0	2	0	0	0	0	70	70	0.0
Tache R.M.	58	43	2	0	4	0	0	0	64	43	48.8
West St. Paul R.M.	19	34	0	0	0	0	0	0	19	34	-44.1
Winnipeg CMA	1,096	1,151	18	10	84	41	363	762	1,561	1,964	-20.5

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Winnipeg City	0	5	0	0	0	41	0	62
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	5	0	0	0	41	0	62

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Winnipeg City	80	41	0	0	142	156	167	606
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	30	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	4	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	80	41	4	0	172	156	167	606

Table 3.4: Completions by Submarket and by Intended Market
August 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Winnipeg City	52	117	1	46	0	62	53	225
East St. Paul R.M.	1	8	0	1	0	0	1	9
Headingley R.M.	2	1	0	2	0	0	2	3
MacDonald R.M.	4	3	0	0	0	0	4	3
Ritchot R.M.	3	3	0	0	0	0	3	3
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	6	4	0	0	0	0	6	4
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	6	10	0	0	0	0	6	10
Tache R.M.	11	5	0	0	0	0	11	5
West St. Paul R.M.	5	8	0	0	0	0	5	8
Winnipeg CMA	90	159	1	49	0	62	91	270

Table 3.5: Completions by Submarket and by Intended Market
January - August 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Winnipeg City	816	838	228	203	167	606	1,235	1,647
East St. Paul R.M.	21	28	0	10	0	0	21	38
Headingley R.M.	23	25	6	12	0	0	29	37
MacDonald R.M.	23	36	1	0	0	0	24	36
Ritchot R.M.	23	15	0	0	0	0	23	15
Rosser R.M.	2	1	0	0	0	0	2	1
St. Clements R.M.	40	42	30	0	0	0	70	42
St. Francois Xavier R.M.	4	1	0	0	0	0	4	1
Springfield R.M.	66	70	4	0	0	0	70	70
Tache R.M.	60	43	0	0	4	0	64	43
West St. Paul R.M.	19	34	0	0	0	0	19	34
Winnipeg CMA	1,097	1,133	269	225	171	606	1,561	1,964

Table 4: Absorbed Single-Detached Units by Price Range
August 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$224,999		\$225,000 - \$274,999		\$275,000 - \$324,999		\$325,000 - \$374,999		\$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
August 2009	7	10.1	12	17.4	23	33.3	11	15.9	16	23.2	69	307,900	350,996
August 2008	5	4.2	27	22.5	36	30.0	20	16.7	32	26.7	120	309,000	355,084
Year-to-date 2009	57	6.9	141	17.0	236	28.4	135	16.2	262	31.5	831	319,000	352,505
Year-to-date 2008	73	9.0	187	23.1	236	29.2	153	18.9	159	19.7	808	305,110	329,881
East St. Paul R.M.													
August 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
August 2008	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
Year-to-date 2009	0	0.0	0	0.0	1	2.7	2	5.4	34	91.9	37	537,824	585,551
Year-to-date 2008	0	0.0	0	0.0	2	6.9	3	10.3	24	82.8	29	500,000	493,791
Headingley R.M.													
August 2009	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
August 2008	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	1	3.3	17	56.7	12	40.0	30	347,950	463,860
Year-to-date 2008	0	0.0	6	15.0	2	5.0	13	32.5	19	47.5	40	368,375	420,771
MacDonald R.M.													
August 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
August 2008	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2009	1	3.6	5	17.9	7	25.0	9	32.1	6	21.4	28	359,950	363,021
Year-to-date 2008	3	10.0	8	26.7	7	23.3	8	26.7	4	13.3	30	300,600	318,085
Ritchot R.M.													
August 2009	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
August 2008	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2009	1	4.2	4	16.7	12	50.0	1	4.2	6	25.0	24	299,950	325,581
Year-to-date 2008	0	0.0	3	18.8	6	37.5	1	6.3	6	37.5	16	309,950	350,798
Rosser R.M.													
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2008	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
St. Clements R.M.													
August 2009	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	--	--
August 2008	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5	--	--
Year-to-date 2009	7	18.9	2	5.4	9	24.3	6	16.2	13	35.1	37	330,000	343,551
Year-to-date 2008	7	15.6	6	13.3	13	28.9	7	15.6	12	26.7	45	300,000	309,787
St. Francis Xavier R.M.													
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
Year-to-date 2008	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$224,999		\$225,000 - \$274,999		\$275,000 - \$324,999		\$325,000 - \$374,999		\$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
August 2009	0	0.0	0	0.0	1	10.0	3	30.0	6	60.0	10	390,129	385,675
August 2008	0	0.0	0	0.0	4	40.0	1	10.0	5	50.0	10	354,510	361,200
Year-to-date 2009	3	4.5	4	6.0	12	17.9	17	25.4	31	46.3	67	367,650	380,266
Year-to-date 2008	3	4.5	12	18.2	18	27.3	16	24.2	17	25.8	66	324,816	335,998
Tache R.M.													
August 2009	0	0.0	0	0.0	4	50.0	2	25.0	2	25.0	8	--	--
August 2008	0	0.0	3	37.5	3	37.5	0	0.0	2	25.0	8	--	--
Year-to-date 2009	2	3.6	8	14.3	21	37.5	13	23.2	12	21.4	56	310,693	330,610
Year-to-date 2008	2	4.8	17	40.5	17	40.5	4	9.5	2	4.8	42	281,764	287,614
West St. Paul R.M.													
August 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
August 2008	0	0.0	2	40.0	0	0.0	1	20.0	2	40.0	5	--	--
Year-to-date 2009	1	3.8	1	3.8	4	15.4	6	23.1	14	53.8	26	397,450	386,735
Year-to-date 2008	5	12.5	6	15.0	2	5.0	8	20.0	19	47.5	40	369,450	405,308
Winnipeg CMA													
August 2009	9	8.4	12	11.2	31	29.0	20	18.7	35	32.7	107	329,000	360,488
August 2008	5	3.1	34	21.1	48	29.8	28	17.4	46	28.6	161	311,000	355,604

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
August 2009

Submarket	Aug 2009	Aug 2008	% Change	YTD 2009	YTD 2008	% Change
Winnipeg City	350,996	355,084	-1.2	352,505	329,881	6.9
East St. Paul R.M.	--	--	n/a	585,551	493,791	18.6
Headingley R.M.	--	--	n/a	463,860	420,771	10.2
MacDonald R.M.	--	--	n/a	363,021	318,085	14.1
Ritchot R.M.	--	--	n/a	325,581	350,798	-7.2
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	343,551	309,787	10.9
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	385,675	361,200	6.8	380,266	335,998	13.2
Tache R.M.	--	--	n/a	330,610	287,614	14.9
West St. Paul R.M.	--	--	n/a	386,735	405,308	-4.6
Winnipeg CMA	360,488	355,604	1.4	363,523	337,664	7.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
August 2009

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to- New Listings SA	Average Price (\$)	Yr/Yr %	Average Price (\$) SA
2008	January	520	0.6	987	797	1,209	81.6	174,902	15.6	186,511
	February	714	-2.9	954	899	1,204	79.2	183,665	11.5	193,488
	March	918	-15.0	987	1,300	1,245	79.3	203,504	28.1	201,690
	April	1,247	7.9	1,048	1,624	1,299	80.7	209,832	19.9	201,227
	May	1,474	-5.7	1,033	1,907	1,325	78.0	210,901	14.2	202,701
	June	1,484	1.0	1,033	1,961	1,343	76.9	206,326	11.3	197,569
	July	1,344	12.8	1,081	1,672	1,409	76.7	195,965	12.0	198,193
	August	1,100	-6.6	1,011	1,446	1,323	76.4	190,978	12.6	201,294
	September	1,028	2.7	977	1,627	1,374	71.1	191,179	11.2	197,420
	October	933	-17.5	945	1,459	1,446	65.4	190,374	6.5	194,964
	November	620	-24.5	875	892	1,460	59.9	182,286	1.8	202,796
	December	472	-0.8	923	466	1,413	65.3	182,813	6.0	184,287
2009	January	501	-3.7	984	956	1,483	66.4	183,873	5.1	202,399
	February	621	-13.0	907	1,048	1,454	62.4	194,588	5.9	202,662
	March	869	-5.3	915	1,393	1,359	67.3	211,409	3.9	204,490
	April	1,087	-12.8	923	1,567	1,266	72.9	212,541	1.3	203,299
	May	1,301	-11.7	927	1,851	1,327	69.9	208,806	-1.0	203,044
	June	1,416	-4.6	945	1,893	1,302	72.6	212,542	3.0	204,779
	July	1,300	-3.3	989	1,497	1,264	78.2	206,135	5.2	212,915
	August	1,080	-1.8	976	1,391	1,262	77.3	207,389	8.6	213,678
	September									
	October									
	November									
	December									
	Q2 2008	4,205	0.4		5,492			208,970	14.7	
	Q2 2009	3,804	-9.5		5,311			211,264	1.1	
	YTD 2008	8,801	-1.0		11,606			200,099	15.3	
	YTD 2009	8,175	-7.1		11,596			207,006	3.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
August 2009

		Interest Rates			NHPI, Total, Winnipeg CMA 1997=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	172.5	110.7	395	4.4	71.3	701
	February	718	7.25	7.29	172.6	111.1	395	4.3	71.1	708
	March	712	7.15	7.19	174.3	111.7	396	4.1	71.1	714
	April	700	6.95	6.99	174.5	112.6	398	4.2	71.4	715
	May	679	6.15	6.65	177.7	113.4	398	4.2	71.4	714
	June	710	6.95	7.15	179.6	114.2	399	4.2	71.3	715
	July	710	6.95	7.15	179.9	114.8	396	4.3	70.9	718
	August	691	6.65	6.85	180.2	114.9	396	4.3	70.7	722
	September	691	6.65	6.85	180.8	115.0	394	4.5	70.5	721
	October	713	6.35	7.20	181.4	114.2	393	4.6	70.3	720
	November	713	6.35	7.20	181.4	113.6	394	4.6	70.4	714
	December	685	5.60	6.75	181.4	112.9	395	4.5	70.5	714
2009	January	627	5.00	5.79	181.4	112.3	397	4.5	70.7	719
	February	627	5.00	5.79	181.4	113.0	397	4.7	70.9	724
	March	613	4.50	5.55	181.4	112.9	397	4.9	70.8	735
	April	596	3.90	5.25	181.4	113.5	396	4.9	70.5	738
	May	596	3.90	5.25	182.0	114.2	395	4.8	70.2	745
	June	631	3.75	5.85	182.7	114.9	395	4.9	70.1	744
	July	631	3.75	5.85	182.9	114.8	395	5.3	70.3	741
	August	631	3.75	5.85		114.3	397	5.8	70.9	734
	September									
	October									
	November									
	December									

*P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

*NHPI means New Housing Price Index

*CPI means Consumer Price Index

*SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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